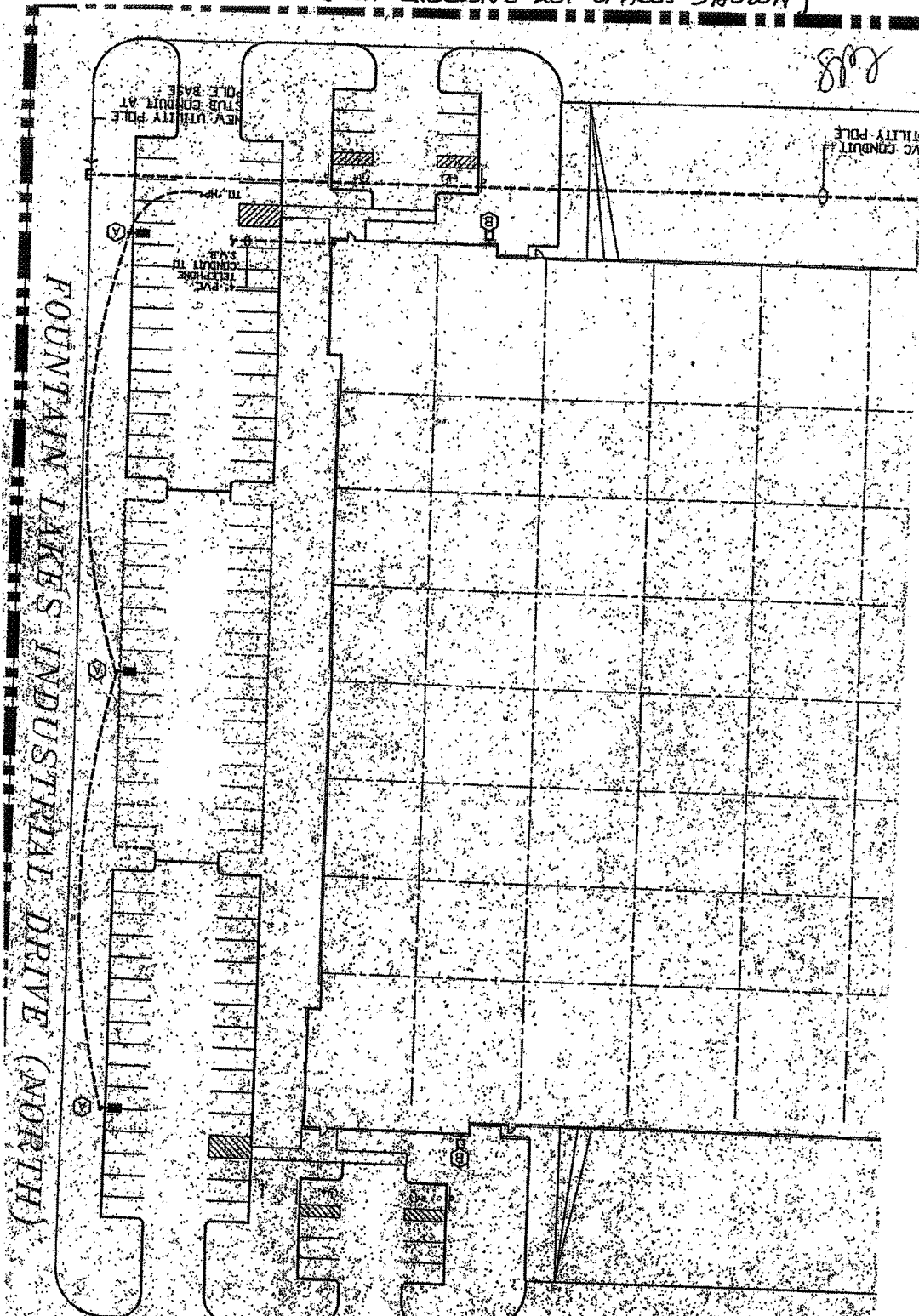


(Lease Part 3 of 3)
EXHIBIT E

EXHIBIT E

TENANT EXCLUSIVE PARKING
(NON-EXCLUSIVE LOT SPACES SHOWN)



Active Participants For Quarter Ending 9/30/2005

New participants were added on 7/1/2005

<i>Merc Acct</i>	<i>Name</i>
6050000107	National Football League Players Association Defined Benefit Plan
6053000498	Bricklayers and Trowel Trades International Pension Fund
6053000502	AFL-CIO Staff Retirement Plan
6053000511	Laborers International Union of North America Staff Pension Plan
6053000520	Bridge and Iron Workers Staff Retirement Plan
6053000539	Service Employees International Union Master Pension Trust
6053000548	I.B.E.W. District Ten N. E. C. A. Individual Equity Retirement Plan
6053000557	Plumbers and Pipefitters National Pension Fund
6053000566	Stationary Engineers Local No. 39 Pension Plan
6053000575	Eighth District Electrical Pension Fund
6053000584	Upper Peninsula Plumbers and Pipefitters Pension Fund
6053000593	National Roofing Industry Pension Fund
6053000600	IBEW Local 673 Pension Fund
6053000619	Bricklayers Local Union #19 of Indiana Retirement Plan
6053000628	Electrical Workers Union Local No. 591 Retirement Trust
6053000637	National Automatic Sprinkler Industry Pension Fund
6053001832	Iron Worker Local Number 498 Pension Plan
6053001841	Omaha Construction Industry Pension Plan
6053001896	Asbestos Workers Local No. 23 Pension Fund
6053001903	Will County Local 174 Carpenters Supplemental Pension Plan
6053252311	Bakery and Confectionery Union and Industry International Pension Fund
6053252320	UFCW International Union Pension Plan for Employees
6053252339	International Association Of Full-Time Salaried Officers and Employees of Outside Lo
6053252348	Central Pension Fund of the International Union of Operating Engineers and Participat
6053252357	Ohio Local No. 1 Operating Plasterers and Cement Masons Pension Fund and Plan
6053252375	Indiana State Council of Carpenters Pension Fund
6053252384	California Public Employees Retirement System
6053330040	Roofers Union Local 33 Pension Fund

Wednesday, July 27, 2005

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<i>Merc Acct</i>	<i>Name</i>
6053330059	Sheet Metal Workers' Pension Fund of Local Union #19
6053330088	Pension Hospitalization Benefit Plan of the Electrical Industry - Pension Trust Fund
6053330166	NECA-IBEW Local 176 Pension Fund
6053330228	NECA-IBEW Pension Trust Fund
6053333234	Carpenters Pension Fund of Illinois
6053333314	IBEW Local #380 Pension Plan
6053333458	Plumbers Local #8 Pension Plan
6053333467	Cascade Pension Trust Fund
6053333573	International Brotherhood of Painters and Allied Trades Union & Industry Pension Fun
6053333699	Local 68 Engineers Annuity Fund
6053333715	Electrical Workers Pension Fund, Local 103, IBEW
6053333939	Pacific Coast Roofers Pension Plan
6053334377	Carpenters Local #496 Pension Trust Fund
6053334938	Operating Engineers Construction Industry and Miscellaneous Pension Fund
6053335018	San Francisco Culinary, Bartenders & Service Employees Pension Fund
6053335189	Puget Sound Electrical Workers Pension Trust
6053336071	Painters & Allied Trades District Council #35 Pension Fund
6053336160	Tile, Terrazzo & Marble Industry Pension Trust Fund
6053336231	Rodman Local Union 201 Pension Fund
6053336286	Operating Engineers Pension Trust
6053336295	Minneapolis Painting Industry Pension Plan
6053336482	Cement Masons Locals 886 & 404 Pension Fund
6053336491	Carpenters' Pension Trust Fund of St. Louis
6053337034	Kansas Construction Trades Open End Pension Trust Fund
6053337310	Twin City Carpenters & Joiners Pension Fund
6053337329	Hawaii Laborers Pension Trust Fund
6053337560	CWA-ITU Negotiated Pension Plan
6053338113	HEREIU Pension Fund
6053339292	Southwest Ohio District Council of Carpenters - Dayton - Pension Plan
6053339540	San Diego Hotel and Restaurant Employees Pension Fund

<i>Merc Acct</i>	<i>Name</i>
6053339559	IBEW #481 Money Purchase Pension Plan & Trust
6053339942	Roofers' Pension Plan (United Union of Roofers, Waterproofers & Allied Workers Loc
6053339951	IUE AFL-CIO Pension Fund
6053340262	Southern Nevada Culinary & Bartenders Pension Trust
6053340271	Plumbers' Pension Fund, Local 130, U.A.
6053340299	New York City District Council of Carpenters Pension Fund
6053340306	Local 705 IBT Pension Trust Fund
6053340725	Sheet Metal Workers' Local Union No.100 Washington DC Area Pension Fund
6053340743	Local 68 IUOE Pension Fund
6053340752	NECA-IBEW Local 364 Defined Contribution Pension Fund
6053341029	Bricklayers Local 21 Pension Fund
6053341038	Laborers' Pension Fund
6053341047	Pension Fund of Bricklayers and Allied Crafts, Local No. 74 of DuPage County, Illinois
6053341074	United Mine Workers of America, International Pension Trust
6053341564	IBEW Local Union No. 99 Retirement Plan
6053341591	IBEW Local Union No. 99 Annuity Plan
6053341733	Annuity Plan of the Electrical Industry
6053341742	Maryland Electrical Industry Pension Fund
6053341902	Milwaukee Drivers Pension Trust Fund
6053342073	Atlanta Plumbers and Steamfitters Pension Fund
6053342091	Carpenters Labor Management Pension Fund
6053342652	West Michigan Plumbers, Fitters and Service Trades Local Union No. 174 Pension Pl
6053342974	IBEW Local #141 Pension Fund
6053342983	Motion Picture Industry Individual Account Plan
6053342992	Twin City Pipe Trades Pension Trust
6053343198	Jacksonville Plumbers and Pipefitters Pension Fund
6053343214	IBEW Local 117 Pension Fund
6053343429	Electrical Workers Local No. 292 Annuity Plan
6053343642	Bricklayers Union Local No. 6 of Indiana Pension Fund
6053343660	IBEW Local 43 and Electrical Contractors Pension Fund

<i>Merc Acct</i>	<i>Name</i>
6053343679	Iron Workers' Mid-America Pension Fund
6053343759	Laborers' District Council, Pension and Disability Trust Fund No. 3
6053344035	International Foundation of Employee Benefit Plans Pension Plan for Hourly Employee
6053344044	International Foundation of Employee Benefit Plans Pension Plan for Salaried Employee
6053344339	IBEW Local 131 Pension Plan
6053344357	Kalamazoo County Sheriff's Deputies Association Money Purchase Pension Plan
6053344446	Operating Engineers Local 57 Pension Fund
6053344455	UNITE Staff Retirement Plan
6053344464	Hotel and Restaurant Employees Local 25 and Hotel Association of Washington, D.C.
6053344473	Municipal Employees' Annuity & Benefit Fund of Chicago
6053344561	Laborers' District Council Construction Industry Pension Fund
6053344570	Fox Valley & Vicinity Laborers Pension Fund
6053344589	Worcester Plumbers and Pipefitters Local Union #4
6053344598	Rhode Island Carpenters Pension Fund
6053344712	Ironworkers District Council of New England Pension Fund
6053344847	BAC Local No. 4 Pension Fund
6053344856	Electrical Workers Local No. 292 Pension Plan
6053344874	Construction Workers Pension Trust Fund - Lake County & Vicinity
6053344883	Twin City Bricklayers Pension Fund
6053344892	Chicago Painters & Decorators Pension Fund
6053344909	Massachusetts Service Employees Pension Fund
6053344963	Southern Electrical Retirement Fund
6053345007	Motion Picture Laboratory Technicians and Film Editors Local 780 IATSE Pension Fund
6053345016	Toledo Roofers Local No. 134 Pension Plan
6053345025	IBEW Local Union #226 Open End Pension Trust Fund
6053345061	Plumbers & Steamfitters Local 43 Pension Fund Trust
6053345114	Teamsters Local 469 Pension Fund
6053345169	Painters District Council #2 Pension Trust
6053345187	Plasterers' & Cement Masons' Local 40 Pension Fund
6053345196	IUOE Local 825 Pension Fund

<i><u>Merc Acct</u></i>	<i><u>Name</u></i>
6053345203	International Longshoremens Association (AFL-CIO) Employers Pension Fund, SE FI
6053345212	Rockford Area Dairy Industry, Local 754 IBT Retirement Pension Plan
6053345221	Centennial State Carpenters' Pension Trust Fund
6053345347	Northern Illinois Pension Fund
6053345374	LIUNA Local Union and District Council Pension Fund
6053345383	LIUNA National (Industrial) Pension Fund
6053345409	Cement Masons Union Local No. 502 Pension Fund
6053345436	Bi-State Development Agency / Division 788 Amalgamated Transit Union Master Trus
6053345445	IBEW Local No. 38 Pension Fund
6053345454	Deferred Salary Plan of the Electrical Industry
6053345481	Tile, Terrazzo & Marble Defined Contribution Pension Plan
6053345490	IUPAT Industry Annuity Plan
6053345917	Carolinias Electrical Workers Retirement Fund
6053345926	CSX Hotels, Inc. Pension Plan for Union Employees
6053345935	Local 138 IUOE Annuity Fund
6053345944	Glaziers Local No. 27 Pension Fund
6053346088	SEIU Local No. 4 Pension Fund
6053346097	Truck Drivers & Helpers Local Union No. 355 Retirement Pension Plan
6053346104	IBEW Local 508/Eastern Division, Georgia Chapter NECA Pension Fund
6053346113	Sheet Metal Workers Local 36 Pension Fund
6053346122	International Brotherhood of Firemen and Oilers National Pension Fund
6053346266	Waterfront Employers - ILA Pension Fund
6053346275	Plumbers and Steamfitters Local 102 Pension Fund
6053346284	Automotive Machinists Pension Trust
6053346293	New Jersey Education Association Employees Retirement Plan
6053346300	UA Locals 63/353 Joint Pension Trust Fund
6053346603	Nursing Home and Healthcare Employees of Philadelphia and Vicinity Pension Plan
6053346612	Greenville Plumbers and Pipefitters Pension Fund
6053346630	IUPAT General Officers, Staff and Employees Retirement & Pension Trust Fund
6053346649	Detroit Free Press Inc. Newspaper Guild of Detroit Pension Plan

<i>Merc Acct</i>	<i>Name</i>
6053346658	Plumbers & Pipefitters Local No. 333 Pension Fund
6053346667	Carpenter's Pension Fund of Northern California
6053346676	Carpenter's Annuity Trust Fund of Northern California
6053346685	International Brotherhood of Firemen & Oilers, Local No. 7 Pension Trust Fund
6053346694	Central Laborers' Annuity Fund
6053346701	Alaska Hotel & Restaurant Employees Pension Trust
6053346881	Building Trades United Pension Trust Fund - Milwaukee & Vicinity
6053346890	Teamsters Local Union No. 727 Pension Fund
6053346907	Plumbers And Steamfitters Local #118 Kenosha Unit Pension Plan
6053346916	GCIU Benevolent Trust Fund
6053346925	IBEW Local Union 1579 Pension Plan
<hr/>	
<i>Total Number of Active Participants</i>	<i>159</i>

SCHEDULE I

(Base Building Improvements)

1. Landlord shall place all electrical, mechanical, HVAC, lighting and plumbing systems in good working order.
2. Landlord shall add an additional layer of drywall/insulation/sound batting around the production area of the adjacent tenant Pretium Packaging. Landlord and Tenant will mutually agree upon the design specifications and method of construction to be used.

SCHEDULE 2
(Tenant Improvements)

Schedule 2
General Motors Service & Parts Operations
General Facility Specifications
Fountain Lakes II Facility, St. Charles, MO
Revision date: September 8, 2005

Division 1 General

1. All construction must comply with all Federal, State and Local building code requirements, environmental laws, OSHA regulations, American with Disabilities Act (ADA) and all other affiliated codes.
2. Overall facility design for 20 employees (15 men, 5 women)
3. Provide single floor office in ^{NORTH}~~SOUTH~~ east corner of facility with layout as identified in drawing 9-7-05 of approximately 4,500 s.f.
4. Provide single floor restroom in warehouse with identified floorplan as identified on drawing 9-7-05. Restroom shall have separate men's and women's facilities with ventilation.
5. Provide two drinking fountains (one ADA accessible) adjacent to restrooms in front office in NE corner of facility.
6. Provide two drinking fountains (one ADA accessible) adjacent to restrooms in warehouse located on drawing 9-7-05.
7. Add new painted metal guardrails at existing drive in ramps.
8. Install a canvas awning with aluminum frame at the main entry door. Approximately 3' x 8' supported on concrete panels.
7. The G.C. shall provide complete final cleanup of all materials and surfaces at project completion as well as jobsite cleanup on a daily basis.
8. Final clean up from construction shall be completed prior to substantial completion
9. Warrantees and owners manuals shall be turned over in large three-ring binders at time of substantial completion.
10. G.C. shall review existing dock doors with the building owners and shall include updating and/or repairing as necessary *at owner's expense* to bring to usable condition. Tenant will use all dock doors on east side of building.
11. ^(INTERIOR) Doors shall be solid core with plain sliced red oak veneer, shop finished with building standard stain - tenant selected color. Comply with architectural woodwork quality standards of the architectural woodwork institute.
12. Remove one existing dock seal and bumper set for tenant supplied trash compactor.
13. Provide one-piece mirrors at all toilet room p. lav counters and/or Bobrick 24" x 36" metal-framed mirrors at all wall mounted sinks.
14. All millwork shall comply with Architectural Woodwork Quality Standards by A.W.I. All cabinets and countertops shall be anchored to adjacent surfaces or partitions. Countertops shall have 1 1/2" thick square edges and shall be flush overlay construction. Provide 4" chrome plated pulls, plastic laminate all exposed surfaces, (Comply with NEMA LD-3, GP-50) melamine interiors

Schedule 2
General Motors Service & Parts Operations
General Facility Specifications
Fountain Lakes II Facility, St. Charles, MO Revision date: September 8, 2005

- and heavy duty glides and hinges as required. Cabinet hardware shall comply with BHMA A 156.9
15. Provide fire retardant blocking in walls for support of all casework, toilet accessories, wall mounted sinks, grab bars, doorstops, etc.
 16. Existing warehouse demising wall will be modified as follows: Add one layer 5/8" type 'x' Gp. Bd. And fire seal at top of partition to deck.
 17. Office/warehouse demising wall will be a 10'-0" high partition with a 1"x3" painted trim board at top for protection of the edge. Fully brace partition per code. Finish tape, sand and paint warehouse side of partition. G.C. shall install new interior pipe bollards and guardrails where specified by tenant. -- To be coordinated.
 18. Provide insulation where indicated.
 - a. 3 1/2" thermal batt insulation with vapor barrier in demising walls.
 - b. 2 1/2" sound attenuation batt insulation around toilet rooms and conference rooms.
 - c. Provide 3 1/2" thermal insulation with vapor barrier above entire office area ceiling due to office/warehouse demising wall not being full height.
 19. Gypsum board (gyp. bd.) shall be installed per the gypsum association recommended practices and per ASTM C36. All partitions shall be plum and in true straight lines. Joint tape, corner bead, edge bead, and joint compound: Standard with manufacturer's 3-coat system as recommended by U.S.G and per ASTM C475.
 20. Typical partitions shall be 5/8" gyp. bd. on 3 5/8" 22 ga. metal studs at 24" o.c. and as further defined below:
 - a. Office area demising wall shall extend to 10'-0" a.f.f.
 - b. Interior walls shall extend to 4" above the ceiling (Typical ceiling at 9'-8")
 21. Provide tapeable metal corner casing beads at all gyp. bd. corners.
 22. Paint gyp. bd. partitions 2 coats eggshell latex over tinted primer.
 23. Install sound dampening material to existing next-door tenant bump-out in demising wall at owner's expense.
 24. Provide moisture resistant gyp. bd. at all wet walls.
 25. Provide gyp. bd. expansion joints at 30'-0" o/c max.
 26. Remove striping from warehouse floor.
 27. Install painted plywood over existing windows on the northwest corner glass. Paint exterior side black to hide from view.
 28. Provide seismic bracing of walls, ceiling and other items as required by the currently adopted building code. Comply with ASTM E580 for ceiling.

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Division 2 Sitework

- 29. Identification for payment of all utilities including but not limited to gas, electric, water and sewer shall be provided in lease agreement.
- 30. Parking to accommodate minimum 25 employee parking spaces with ADA requirements met.

Division 3 Concrete

- 31. Provide design and installation of extension of sidewalk from existing location at NE corner of facility to next existing man door located at C1 bay location.

Division 4 Masonry

- 32. Not applicable

Division 5 Metals

- 33. Not applicable

Division 6 Wood & Plastics

- 34. Provide and install one 4' x 8' x 3/4" thick plywood telephone board.

Division 7 Thermal – Moisture Protection

- 35. Not applicable

Division 8 Doors & Windows

- 36. Exterior aluminum doors are existing but the hardware must be upgraded as necessary to meet current codes. Deadlocks are not allowed without a panic or lever release.
- 37. Doorframes shall be 3070 hollow metal fully welded type, painted.

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General Motors Service & Parts Operations
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Fountain Lakes II Facility, St. Charles, MO Revision date: September 8, 2005

Division 9 Finishes

38. Paint all interior walls, columns, structural steel and interior roof deck.
39. Provide floor material transition strips where required by change in flooring materials and heights. Provide the appropriate vinyl strip as recommended by 'Johnsonite.' Provide all necessary parts, i.e. track, base, adapters, strips, edge guards, fillers, etc.
40. Horizontal blinds shall comply with AWCMA document 1029 & NFPA 701 with pass rating and shall be installed on all windows, interior and exterior.
41. Carpet (cpt): Provide and install carpet where indicated on drawings. – 26 oz. level loop. Direct glue-down – type 6.6 by Shaw, hard drive or approved equal. Use \$21.00/s.y. for bidding. Carpet surface burning characteristics test method: DOC FF 1-70 - Rating: pass.
42. Vinyl composition tile (vct): Provide Armstrong standard Excelon complying with ASTM F 1066, FS SS-T0312 type IV 12" x 12" x 1/8" asbestos free where indicated on drawings.
43. Vinyl base (vb): Provide coved .080 gauge 4" vinyl base complying with FS SS-W-40, type II on all walls and warehouse side of demising wall.
44. Paint (pnt): Provide primer and two finish coats as recommended by the manufacturer for each type of material, surface, and location being painted or stained. Provide separate price for painting warehouse side of office demising walls.
45. Toilet Accessories: Provide accessories as follows and are compliant with the ADA – Bobrick only.
 - a. Paper towel dispenser/disposal – large and small units
 - b. Toilet paper dispenser - (B-2888)
 - c. Soap dispenser – Liquid
 - d. Grab bars
 - e. Sanitary napkin disposal
 - f. Coat hook – on back of each stall door and one in each private toilet room.
46. Toilet compartments/urinal screens shall be steel color coated finish, wall and/or floor mounted as manufactured by Global Steel Products or approved equal.
47. Toilet room floors shall be epoxy type – actual type to be coordinated between g.c. and tenant.
48. Acoustical ceiling shall be 2' x 4' acoustical lay-in ceiling panels in white 15/16" metal grid. Armstrong Cortega Second Look II - #2767
49. Do not cut main 'tees' in ceiling grid. Do not screw metal track to grid – use metal clips.
50. Provide metal paintable access panels where required for access to mechanical, plumbing, electrical, and/or any other concealed items. G.C. shall coordinate size, quantity, and location.
- 51. GM shall supply all appliances and installation at tenant expense.**

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- 52. Label all interior piping per attached G.M. provided specifications. See attached NAO Piping Systems Identification Standards.
- 53. Install grid identifications on all columns.
- 54. Break room cabinets shall include 12"d. wall and 24"d. base cabinets.
- 55. Hardware shall be commercial grade one. Provide passage sets with lever handles except at offices where lever locks shall be provided. Provide push/pull hardware on multi-fixture toilet rooms. Provide closers at demising wall doors and multi-fixture toilet rooms or as otherwise noted. Demising wall doors shall receive weather-stripping. All hardware shall meet building code requirements.
- 56. Borrowlites shall be hollow metal and shall include horizontal blinds.
- 57. In restrooms in front office - Provide minimum 6 lockers in women's restroom with adjacent bench seating and minimum 12 lockers in men's restroom with adjacent bench seating. All lockers can be stacked two high.

Division 10 Specialties

- 58. Not applicable

Division 11 Equipment

- 59. Not applicable

Division 12 Furnishings

- 58. Not applicable

Division 13 Special Construction

- 59. Not applicable

Division 14 Conveying Systems

- 60. Not applicable

Division 15 Mechanical

- 61. HVAC equipment sizing shall be based on load calculations to satisfy the 1997 ASHRAE Fundamentals chapter 26, Table 1A, Heating and Wind Design Conditions - United States for 99.6% Heating DB and 1997 ASHRAE Fundamentals chapter 26, Table 1B, Cooling and Dehumidification Design Conditions - United States for 1% Cooling DB/MWB.
- 62. Indoor design temperatures in the warehouse shall be 70F for heating in winter.

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- 63. Indoor design temperatures in the office shall be 70 F for heating in winter and 72F for cooling in summer. Five zones are requested by tenant.
- 64. Warehouse HVAC units shall be *direct* fired gas heating with outside air ventilation capabilities.
- 65. Office HVAC unit(s) shall be separate from the Warehouse units. Office HVAC unit(s) shall have indirect fired gas heating, direct expansion cooling with a modulating 0 - 100% outside air economizer.
- 66. Infrared heat shall be installed at the eight (8) truck dock doors as not yet identified on drawing 9-7-05.
- 67. Ventilation for restrooms shall be 15 air changes per hour.
- 68. Air conditioning for Computer room shall be two Liebert units minimum 1-1/2 tons each ground mounted and located at or near opposite ends of room.
- 69. Warehouse ventilation requirements: 132,000 CFM existing capability per owner, GM requires 300,000 CFM.
- 70. Remove existing duct through demising wall that separates space from adjacent tenant.
- 71. Break room shall include water supply and drainage for coffee vending machine, ice machine, general vending machines and for refrigerator. Refer to drawing 9-7-05 for layout.
- 72. Provide plumbing fixtures indicated, ADA compliant where required. (Flush valve type)
- 73. Insulate plumbing pipes per ADA w/ LavGuard or equal.
- 74. Provide floor drains in each toilet room, in the break room, computer room and elsewhere as required by local building codes. GM will dictate exact locations for break room and computer room and/or other locations.
- 75. Provide Hi-Low type electrical water coolers where indicated on drawing 9-7-05.

Division 15-2 Fire Protection

- 77. Office: Coverage density shall be 0.1 GPM/3000 s.f. (or better to meet code)
- 78. Computer Room: Coverage density shall be 0.12 GPM/3000 s.f. (or better to meet code)
- 79. Modify the existing proper fire protection system as required by the tenant and building owners. Fully coordinate with the tenants' storage heights and products being stored.
- 80. Fire extinguishers shall be installed by the tenant within a 75' travel distance of any point in the tenant space (verify with local fire marshal). The G.C. shall assist the tenant in coordination with the fire marshal for quantity, type, and locations. The tenant requires hose racks installed throughout the warehouse – coordinate locations and quantities with tenant.

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- 81. Provide an anti-freeze fire protection coverage inside the trash compactor.
- 82. Computer Room sprinklers shall have a separate control valve located in the Computer Room and system will be 'wet'.
- 83. Walls around computer room shall be 1-hour rated with a 1-hour rated ceiling constructed of a 1-hour partition installed horizontally.
- 84. Computer room floor will not be raised or recessed per tenant.
- 85. Tenant to coordinate fire hose drops with architect for warehouse and per drawing . Provide 15 drops, each drop shall include 100' hose, pressure regulated valve, spray nozzle and hose wrench.
- 86. Add sprinkler heads at overhead doors per tenant specifications to be provided.

Division 16 Electrical

- 76. Warehouse lighting:
 - a. Lighting layout shall be designed based on the GM provided 'Phase Liner' drawing 9-7-05. Contact Tom Ryan for more information. (989-753-2274)
 - b. GM provided 'Phase Liner' drawing 9-7-05 shall be based on racking layout drawing 9-7-05 for best coverage
 - c. Lighting levels in warehouse shall be 25 foot-candles maintained 30 inches above finished floor per design provided by GM.
- 77. Office lighting:
 - a. Light fixtures shall be standard 2' x 4' fluorescent fixtures with prismatic lenses.
 - b. Lighting levels in office shall be 50 foot-candles maintained 30 inches above finished floor.
- 78. GM shall have a separate fire alarm panel with horns and strobes tied to main building panel.
- 79. G.C. shall install new interior pipe bollards and guardrails where specified by tenant. – to be coordinated.
- 80. Electrical panels shall be clearly marked on the exterior of the panel. The panel schedule shall be typed.
- 81. Provide four (4) 60 amp fusible disconnects for mobile equipment charging systems to be located at interior wall at **column H bay 8-9. This wall separates space from adjacent tenant.**
- 82. Provide one (1) 60 amp fusible disconnect for trash compactor to be located at existing dock space between L-K columns.

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83. Exit and emergency light type and quantities shall be code compliant and match building standard. Actual locations must be approved by governing authorities and coordinated by the G.C.
84. Install pipe bollards or other steel protection at electrical equipment sprinkler risers etc. and paint safety yellow.
85. The network cabinet requires a single phase 30 amp service. The remainder of all the data drops require 120 volt receptacles.
86. Include wiring of UPS system in computer room.
87. Include wiring of EIC (employee information center) station in the break room.
88. Furnish and install two new 400 amp, three phase, 42 circuit panels.
89. G.C. shall install security system in compliance with G.M. requirements.
90. Provide electrical outlets, telephone and data lines per drawing 9-7-05 and meet all applicable code requirements as well.

Preliminary Bid Instructions:

This list is not intended to be an all-inclusive specification; the selected general contractor (G.C.) will be responsible for providing all necessary items and services included in the standard practice of 'design/build' construction of a tenant finish-out that may be required to complete the project. This list and the associated preliminary drawing are intended to be used to obtain pricing for this project only and do not constitute 'construction drawings' and therefore do not include every item necessary for completion of the project.

This document and the attached information is the basis for the bid. The final contract for construction, however, will be based upon a 'For Construction' set of drawings issued after permits have been applied for and comments, if any, have been incorporated into the final drawings issued for construction.

Any value engineering that you wish to include should be added or deducted as alternates and/or clarifications.



**GENERAL MOTORS
 FOUNTAIN LAKES II**

ID	Task Name	Duration	Sep 11, '05	Sep 18, '05	Sep 25, '05	Oct 2, '05	Oct 9, '05	Oct 16, '05	Oct 23, '05	Oct 30, '05	Nov 6, '05	Nov 13, '05	Nov 20, '05	Nov 27, '05
1	Interior/Permit Sub	1 day	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27
2	Gen Motors Recliner	5 days												
3	Box Pressing	5 days												
4	Demolition	2 days												
5	Drywall	30 days												
6	Carpentry	25 days												
7	Structure Steel	10 days												
8	Metalwork	5 days												
9	Dev, Frame, Hndwr	5 days												
10	Glass	3 days												
11	Door Trimline	12 days												
12	Gen VCI & Base	8 days												
13	Acoustical Ceilings	10 days												
14	Painting	30 days												
15	Total Partitions/Access	5 days												
16	Window Treatments	5 days												
17	Plumbing	40 days												
18	Speakers	30 days												
19	HVAC	45 days												
20	Electrical	54 days												
21	Finishing	3 days												

DAVID W. DIAL ARCHITECTS, P.C.

425 SOUTH WOODSAIL ROAD
SUITE 200
CHESTERFIELD, MISSOURI 63017
PHONE (314) 439-9353
FAX (314) 439-9373

PROJECT OUTLINE FOR OWNER AND BIDDERS

Revised August 30, 2005

**General Motors – Fountain Lakes II
St. Charles, Missouri**

This document is a brief summary of the requirements for construction. It includes minimum quality standards for materials, information supplied by General Motors as well as bid instructions to general contractors. *Some of the information from General Motors, specifically the mechanical, electrical and sprinkler sections of this outline, are included as provided without review or modification.*

Attachments include:

- Preliminary Overall Floor Plan with tenant supplied racking and lighting layout shown.
- Preliminary Enlarged Office Plan with preliminary warehouse toilet plan.
- NAO Piping Systems Identification Standards (provided by G.M.)

Preliminary Bid Instructions:

This list is not intended to be an all-inclusive specification, the selected general contractor (G.C.) will be responsible for providing all necessary items and services included in the standard practice of 'design/build' construction of a tenant finish-out that may be required to complete the project. This list and the associated preliminary drawing are intended to be used to obtain pricing for this project only and do not constitute 'construction drawings' and therefore do not include every item necessary for completion of the project.

This document and the attached information is the basis for the bid. The final contract for construction, however, will be based upon a 'For Construction' set of drawings issued after permits have been applied for and comments, if any, have been incorporated into the final drawings issued for construction.

Any value engineering that you wish to include should be added or deducted as alternates and/or clarifications.

All work shall be performed in accordance with all applicable local codes and the Americans with Disabilities Act (ADA).

All materials shall be new. All work shall be performed in a professional workmanlike manner in accordance with generally accepted practices.

The G.C. shall include all design consultants and construction permits required for completion of the project including design/build mechanical, electrical, plumbing and fire protection or other engineering services that may be required. The architect (and structural engineer if needed) has been retained by the building owner and will be excluded from the general contractor's scope of work.

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This document, the included preliminary drawings and other information that may be provided and all applicable codes, ordinances and standards shall be the basis for the bid.

Project Outline:

1. The G.C. shall provide complete final cleanup of all materials and surfaces at project completion as well as jobsite cleanup on a daily basis.
2. Provide seismic bracing of walls, ceiling, and other items as required by the currently adopted building code. Comply with ASTM E580 for ceilings.
3. Provide fire retardant blocking in walls for support of all casework, toilet accessories, wall mounted sinks, grab bars, doorstops, etc.
4. All millwork shall comply with Architectural Woodwork Quality Standards by A.W.I. All cabinets and countertops shall be anchored to adjacent surfaces or partitions. Countertops shall have 1 1/2" thick square edges and shall be flush overlay construction. Provide 4" chrome plated pulls, plastic laminate all exposed surfaces, (Comply with NEMA LD-3, GP-50) melamine interiors and heavy duty glides and hinges as required. Cabinet hardware shall comply with BHMA A 156.9
5. Break room cabinets shall include 12"d. wall and 24"d. base cabinets.
6. Provide and install one 4' x 8' x 3/4" thick plywood telephone board.
7. Office/warehouse demising wall will be a 10'-0" high partition with a 1"x3" painted trim board at top for protection of the edge. Fully brace partition per code. Finish tape, sand and paint warehouse side of partition. G.C. shall install new interior pipe bollards and guardrails where specified by tenant. – To be coordinated.
8. Existing warehouse demising wall will be modified as follows: Add one layer 5/8" type 'x' gyp. Bd. And fire seal at top of partition to deck.
9. Provide insulation where indicated.
 - 3 1/2" thermal batt insulation with vapor barrier in demising walls.
 - 2 1/2" sound attenuation batt insulation around toilet rooms and conference rooms.
 - Provide 3 1/2" thermal insulation with vapor barrier above entire office area ceiling due to office/warehouse demising wall not being full height.
10. Doorframes shall be 3070 hollow metal fully welded type, painted.
11. Doors shall be solid core with plain sliced red oak veneer, shop finished with building standard stain – tenant selected color. Comply with architectural woodwork quality standards of the architectural woodwork institute.

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12. Hardware shall be commercial grade one. Provide passage sets with lever handles except at offices where lever locks shall be provided. Provide push/pull hardware on multi-fixture toilet rooms. Provide closers at demising wall doors and multi-fixture toilet rooms or as otherwise noted. Demising wall doors shall receive weather-stripping. All hardware shall meet building code requirements.
13. Exterior aluminum doors are existing but the hardware must be upgraded as necessary to meet current codes. Deadlocks are not allowed without a panic or lever release.
14. Gypsum board (gyp. bd.) shall be installed per the gypsum association recommended practices and per ASTM C36. All partitions shall be plum and in true straight lines. Joint tape, corner bead, edge bead, and joint compound: Standard with manufacturer's 3-coat system as recommended by U.S.G and per ASTM C475.
15. Typical partitions shall be 5/8" gyp. bd. on 3 5/8" 22 ga. metal studs at 24" o.c. and as further defined below:
 - Office area demising wall shall extend to 10'-0" a.f.f.
 - Interior walls shall extend to 4" above the ceiling (Typical ceiling at 9'-6")
16. Provide tapeable metal corner casing beads at all gyp. bd. corners.
17. Paint gyp. bd. partitions 1 coats eggshell latex over tinted primer.
18. Paint all existing walls, deck, and structure. Newly installed items after painting has occurred are not required to be painted.
19. Remove striping from warehouse floor.
20. Provide moisture resistant gyp. bd. at all wet walls.
21. Provide gyp. bd. expansion joints at 30'-0" o/c max.
22. Provide metal paintable access panels where required for access to mechanical, plumbing, electrical, and/or any other concealed items. G.C. shall coordinate size, quantity, and location.
23. Acoustical ceiling shall be 2' x 4' acoustical lay-in ceiling panels in white 15/16" metal grid. Armstrong Cortega Second Look II - #2767
24. Do not cut main 'tees' in ceiling grid. Do not screw metal track to grid – use metal clips.
25. Exit and emergency light type and quantities shall be code compliant and match building standard. Actual locations must be approved by governing authorities and coordinated by the G.C.
26. All appliances shall be supplied and installed by the G.C.

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27. Fire extinguishers shall be installed by the tenant within a 75' travel distance of any point in the tenant space (verify with local fire marshal). The G.C. shall assist the tenant in coordination with the fire marshal for quantity, type, and locations. The tenant requires hose racks installed throughout the warehouse -- coordinate locations and quantities with tenant.
28. Install pipe bollards or other steel protection at electrical equipment sprinkler risers etc. and paint safety yellow.
29. Install painted plywood over existing windows on the northwest corner glass. Paint exterior side black to hide from view.
30. Finishes:
 - a. Provide floor material transition strips where required by change in flooring materials and heights. Provide the appropriate vinyl strip as recommended by 'Johnsonite.' Provide all necessary parts, i.e. track, base, adapters, strips, edge guards, fillers, etc.
 - b. Horizontal blinds shall comply with AWCMA document 1029 & NFPA 701 with pass rating and shall be installed on all windows, interior and exterior.
 - c. Carpet (cpt):
Provide and install carpet where indicated on drawings. -- 26 oz. Level loop. Direct gluedown -- type 6.6 by Shaw, hard drive or approved equal. Use \$21.00/s.y. for bidding. Carpet surface burning characteristics test method: DOC FF 1-70 - Rating: pass.
 - d. Vinyl composition tile (vct):
Provide Armstrong standard Excelon complying with ASTM F 1066, FS SS-T0312 type IV 12" x 12" x 1/8" asbestos free where indicated on drawings.
 - e. Vinyl base (vb):
Provide coved .080 gauge 4" vinyl base complying with FS SS-W-40, type II on all walls and warehouse side of demising wall.
 - f. Paint (pnt):
Provide primer and two finish coats as recommended by the manufacturer for each type of material, surface, and location being painted or stained. Provide separate price for painting warehouse side of office demising walls.
 - g. Toilet Accessories: Provide accessories as follows and are compliant with the ADA -- Bobrick only.
 1. Paper towel dispenser/disposal -- large and small units
 2. Toilet paper dispenser - (B-2888)
 3. Soap dispenser -- Liquid
 4. Grab bars
 5. Sanitary napkin disposal
 6. Coat hook -- on back of each stall door and one in each private toilet room.

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- h. Toilet compartments/urinal screens shall be steel color coated finish, wall and/or floor mounted as manufactured by Global Steel Products or approved equal.
 - i. Toilet room floors shall be epoxy type -- actual type to be coordinated between g.c. and tenant.
 - j. Break room shall include water supply and drainage for coffee vending machine, ice machine, general vending machines and for refrigerator.
31. Provide one-piece mirrors at all toilet room p. lam counters and/or Bobrick 24" x 36" metal-framed mirrors at all wall mounted sinks.
32. All roof work shall be in compliance with the existing roof warranty.
33. Signage is excluded and is by the tenant.
34. Warehouse racking is excluded.
35. Final clean up from construction shall be completed prior to substantial completion.
36. Warrantees and owners manuals shall be turned over in large three-ring binders at time of substantial completion.
37. Borrowlites shall be hollow metal and shall include horizontal blinds.
38. Install a canvas awning with aluminum frame at the main entry. Approximately 3' x 8' supported on concrete panels.
39. G.C. shall review existing dock doors with the building owners and shall include updating and/or repairing as necessary to bring to usable condition. Tenant will use all dock doors on east side of building.
40. Computer Room Requirements:
Install a separate sprinkler control valve for computer room.
Walls around computer room shall be 1-hour rated with a 1-hour rated ceiling constructed of a 1-hour partition installed horizontally.
Floor will not be raised or recessed per GM.
41. Label all interior piping per attached G.M. provided specifications. See attached NAO Piping Systems Identification Standards. Install column grid identifications as well.
42. Paint all interior columns, roof deck, structural steel, etc.
43. Remove one dock seal and bumper set for tenant supplied trash compactor.
44. Install sound dampening material to existing next-door tenant bump-out in demising wall.
45. Tenant to verify additional requirements to existing tenant demising wall.

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46. G.C. to install security system for tenant. G.C. shall coordinate with tenant.

47. Add new painted metal guardrails at existing drive in ramps.

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48. Mechanical: (Information provided by G.M.)

- a. The following is the design criteria for the HVAC equipment to be added to the Fountain Lake facility:
- b. HVAC equipment sizing shall be based on load calculations to satisfy the 1997 ASHRAE Fundamentals chapter 26, Table 1A, Heating and Wind Design Conditions - United States for 99.6% Heating DB and 1997 ASHRAE Fundamentals chapter 26, Table 1B, Cooling and Dehumidification Design Conditions - United States for 1% Cooling DB/MWB.
- c. Indoor design temperatures in the warehouse shall be 70F for heating.
- d. The office design temperatures shall be 70 F for heating in winter and 72F for cooling in summer. Five zones are requested by tenant.
- e. Warehouse HVAC units shall have direct fired gas heating with outside air ventilation capabilities.
- f. Office HVAC unit shall be separate from the Warehouse units. Office HVAC unit shall have indirect fired gas heating, direct expansion cooling with a modulating 0 - 100% outside air economizer.
- g. Infrared heat shall be installed at the five (5) truck dock doors.
- h. Warehouse shall be heated to maintain 55° at 0° outside air temp. Office shall be heated to maintain 75° at 0° outside air temp and cooled to maintain 75° at 95° outside air temp.
- i. Provide plumbing fixtures indicated, ADA compliant where required. (Flush valve type)
- j. Coordinate fire hose drops with tenant for warehouse.
- k. Ventilation for restrooms shall be 15 air changes per hour General Motors Progress Notes (GMPN) item #65
- l. Ventilation for Warehouse area shall be as identified in GMPN item #53 stated as 300,000 CFM (current capability is 132,000 CFM)
- m. Air conditioning for Computer room shall be two Liebert units minimum 1-1/2 tons each ground mounted. (GMPN item #10)
- n. Warehouse ventilation requirements: 132,000 CFM existing capability per owner, GM requires 300,000 CFM.

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49. Electrical:

- a. Warehouse lighting shall be designed based on the GM provided 'Phase Liner' drawings. Call Tom Ryan for more information. (989-753-2274)
- b. Tenant will provide warehouse lighting layout to coordinate with their racking layout. (Provided to g.c.)
- c. Add sprinkler heads at overhead doors per tenant.
- d. Remove existing duct through demising wall.
- e. Office light fixtures shall be standard 2' x 4' fluorescent fixtures with prismatic lenses.
- f. G.M shall have a separate fire alarm panel with horns and strobes tied to main building panel.
- g. G.C. shall install new interior pipe bollards and guardrails where specified by tenant. – to be coordinated.
- h. Electrical panels shall be clearly marked on the exterior of the panel. The panel schedule shall be typed.
- i. Provide four (4) 60 amp fusible disconnects for mobile equipment charging systems to be located at interior wall at column H bay 8-9. This wall separates space from adjacent tenant.
- j. Provide one (1) 60 amp fusible disconnect for trash compactor to be located at existing dock space between L-K columns.

50. Fire Protection

- a. Office: Coverage density shall be 0.1 GPM/3000 s.f. (GMPN item #70) (or better to meet code)
- b. Computer Room: Coverage density shall be 0.12 GPM/3000 s.f. (GMPN item #71) (or better to meet code)
- c. Modify the existing proper fire protection system as required by the tenant and building owners. Fully coordinate with the tenants' storage heights and products being stored.

51. Security Equipment:

- a. G.C. shall install security system in compliance with G.M. requirements.

END OF LIST